

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, MARCH 27, 2018
1:30 P.M.**

**HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 8E10)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MARCH 27, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 031/18** – Request by PMAT Algiers Plaza, LLC for an amendment to Ordinance No. 25,516 MCS (Zoning Docket 052/13, which amended an earlier conditional use ordinance to allow additional signage for a commercial development) to modify waiver #2. The existing waiver #2 allows for two (2) detached monument signs per street frontage and a maximum of six (6) detached monument signs in total. The applicant requests that waiver #2 now be modified to permit three (3) detached monument signs per street frontage and a maximum of seven (7) detached monument signs in total. The subject property is Square H-D, Lot 1, in the Fifth Municipal District, bounded by General De Gaulle and Holiday Drives, MacArthur Boulevard, and Rue Parc Fontaine. The municipal addresses are 4100-4150 General De Gaulle Drive and 3008, 3010, and 3018-3066 Holiday Drive. (PD 12) (TM) (**Deferred from the February 27, 2018 City Planning Commission meeting**)

- 2. SUBDIVISION DOCKET 005/18** – Request by Providence Community Housing to re-subdivide Lot 11-A into proposed Lots 11A1 and 11A2, on Square 382, in the Third Municipal District, bounded by Henriette Delile Street, Columbus Street, Kerlerec Street, and Marais Street. The municipal address is

1459-1463 Henriette Delille Street and 1212 Columbus Street. (PD 4) **(TM)**
(Deferred from the March 13, 2018 City Planning Commission meeting)

B. NEW BUSINESS:

3. **ZONING DOCKET 038/18** – Request by R&B Builders, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 877, Lots X and Y, in the Third Municipal District, bounded by North Roman Street, Music Street, Arts Street, and North Prieur Street. The municipal address is 2453 North Roman Street. (PD 7) **(RB)**
4. **ZONING DOCKET 039/18** – Request by Glaser Bros. Magazine Center, LLC for an amendment to Ordinance No. 16,489 MCS (Zoning Docket 19/94) for a conditional use to permit a fast food restaurant in an HU-B1 Historic Urban Neighborhood Business District, CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 234, Lots 7 through 11, in the Sixth Municipal District, bounded by Magazine Street, Valence Street, Cadiz Street, and Camp Street. The municipal addresses are 4637-4639 Magazine Street. (PD 3) **(RG)**
5. **ZONING DOCKET 040/18** – Request by Ray Avenue Baptist Church for a zoning change from an S-RD Suburban Two-Family Residential District to a C-2 Auto-Oriented Commercial District, on Square 10, Lots 3 through 10, Haydel Heights Subdivision, in the Third Municipal District, bounded by Ray Avenue, Interstate 10, Dreux Avenue, and Prentiss Avenue. The municipal addresses are 4708-4726 Ray Avenue. (PD 9) **(TJ)**
6. **ZONING DOCKET 041/18** – Request by 4877, LLC for a conditional use to permit a standard restaurant in an HU-B1A Historic Urban Neighborhood Business District and an HU-B1A Use Restriction Overlay District, on Square 179, Lot A or 19, in the Sixth Municipal District, bounded by Laurel, Upperline, Constance, and Lyons Streets. The municipal address is 4877 Laurel Street. (PD 3) **(HD)**
7. **ZONING DOCKET 042/18** – Request by University Development, LLC for a conditional use to permit drive-through facilities at a specialty restaurant in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on an undesignated lot on Square 407, in the Fourth Municipal District, bounded by South Claiborne Avenue, Washington Avenue, Toledano Street, and South Derbigny Street. The municipal addresses are 2801-2851 South Claiborne Avenue. (PD 2) **(SL)**
8. **ZONING DOCKET 043/18** – Request by City Council Motion No. M-18-25 for a conditional use to permit a neighborhood commercial establishment for a

specialty restaurant in an HU-RD2 Historic Urban Two-Family Residential District, on Square 161, Pt. Lot 16 or Lot 16, in the Sixth Municipal District, bounded by Louisiana Avenue and Constance, Delachaise, and Laurel Streets. The municipal addresses are 938-940 Louisiana Avenue and 3406 Constance Street. (PD 2) (RJ)

9. **ZONING DOCKET 044/18** – Request by 4600 Magazine Street, LLC for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and a Magazine Street Use Restriction Overlay District, on Square 200, Lots 1 and 2, in the Sixth Municipal District, bounded by Magazine Street, Cadiz Street, Valence Street, and Constance Street. The municipal addresses are 4600 Magazine Street and 834 Cadiz Street. (PD 3) (AW)
10. **SUBDIVISION DOCKET 013/18** – Request by Wright Homes, LLC to re-subdivide Lots 1 and 2 into proposed Lots 1A and 2A, on Square 687, Sixth Municipal District, bounded by South Claiborne Avenue, Robert Street, Cucullu Street, and Soniat Street. The municipal addresses are 5024 S. Claiborne Avenue and 2841 Soniat Street. (PD 3) (EH)
11. **SUBDIVISION DOCKET 015/18** – Request by Aubry St. Bernard, LLC to re-subdivide Lots 4 and 5 into proposed Lots 4-A, 4-B, and 5-A, on Square 1189, Third Municipal District, bounded by Aubry Street, North Rocheblave Street, and Saint Bernard Avenue. The municipal addresses are 2312-2320 Saint Bernard Avenue and 2323-2327 Aubry Street. (PD 4) (AN)
12. **ENVIRONMENTAL STUDY HAZARDOUS SITES INVENTORY** – Request by City Council Motion M-17-440 for the City Planning Commission to conduct a public hearing and study to create an inventory of waste disposal, waste incineration, or other known sites where environmental toxins exceed federally mandated safety standards, to contemplate limiting certain types of developments/uses on contaminated sites to ensure that future uses will not negatively impact surrounding residents and citizens.

OTHER MATTERS:

- A. Consideration of deferring the City Planning Commission’s annual meeting and evaluation of unclassified personnel to the June 12, 2018 meeting.
- B. Adoption of the minutes of the March 13, 2018 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk